Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: MNS21-0004 Cavedale Subdivision

Lead Agency: Permit Sonoma | Contact Person: Joshua Miranda

Mailing Address: 2550 Ventura Avenue | Phone: 707-565-1948

City: Santa Rosa | Zip: 95403 | County: Sonoma

Project Location: County: Sonoma | City/Nearest Community: Agua Caliente

Cross Streets: Highway 12 | Zip Code: 95476

Longitude/Latitude (degrees, minutes and seconds): 122 ° 29 ′ 22 ″ N / 38 ° 20 ′ 25 ″ W | Total Acres: 12.89

Assessor's Parcel No.: 056-602-002 | Section: 06 | Twp.: 06 | Range: 26 | Base: Mt. Diablo

Within 2 Miles: State Hwy #: 12 | Waterways: See attachment A

Airports: N/A | Railways: N/A | Schools: See attachment A

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 2 Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Residential Property - Rural Residential with 5-acres per dwelling unit density (RR B6 5), Flood plain (F2), Riparian corridor with 50-foot setbacks (RC50/50), and Scenic Resources (SR)

Project Description: *(please use a separate page if necessary)*

The applicant proposes a Minor Subdivision of an existing 12.89-acre parcel into one parcel of 4.46 acres and a designated remainder of 8.43. The application does not include a request to develop the newly created parcel. The existing parcel is developed with one primary dwelling, residential accessory structures, private well and septic systems, and graded road improvements ensuring all structures are accessible by motor vehicles including driveways and parking. The existing parcel has one existing septic system for the primary dwelling. A single existing well onsite supports the existing development. The existing main residence and development will be located on the designated remainder.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: US Army Corps of Engineers
	Housing & Community Development	X	Other: US Fish and Wildlife Service
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 23, 2026 Ending Date November 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: None
Address:
City/State/Zip:
Contact:
Phone:

Applicant: Anthony Cassel
Address: 1995 El Dorado Avenue
City/State/Zip: Berkeley CA 94705
Phone: 415-310-0066

Signature of Lead Agency Representative: Joshua Miranda Digitally signed by Joshua Miranda Date: 2026.10.20 10:19:10 -07'00' **Date:**

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment A

Within 2 miles – Schools: Sonoma Charter, Flowery Elementary, Altimira Middle School, Archbishop Hanna Highschool.

Within 2-miles waterways: Hooker Canyon, Pisgah Creek, Crilla Creek, Agua Caliente, Duggans creek, Hooker Creek, Pequeno Creek, Fisher cCreek, Lilley creek, Mallard Creek, Malone Creek, Sonoma Creek, Hanna Creek, Lizard Creek, Puppydogtail Creek, Flea Creek, Sobre Vista Creek, Inman Creek, Madrone Creek, Mill Creek, Whitman Canyon Creek, Wilson Creek, Butler Canyon Creek, Wooster Creek, Beasly Creek, Lake Suttenfield, Lake Josephine